

Domino's Subdivision

City of El Paso — City Plan Commission — 12/06/18
SUSU18-00097 — Major Combination



STAFF CONTACT:	Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER:	Longhorn Pizza Inc.
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	North of Fairbanks and West of McCombs, District 4
ACREAGE:	0.4364
VESTED:	No
PARK FEES REQUIRED:	\$440.00
EXCEPTION/MODIFICATION REQUEST:	Exception to waive the required DSC improvements along Dyer.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 0.4364 acres of land into one commercial lot within the City of El Paso. Access to the subdivision is proposed from Dyer & McCombs. This development is not vested and is being reviewed under the current subdivision code.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee (DCC) on November 20, 2018 recommended approval of the exception request and of Domino's Subdivision on a major combination basis.

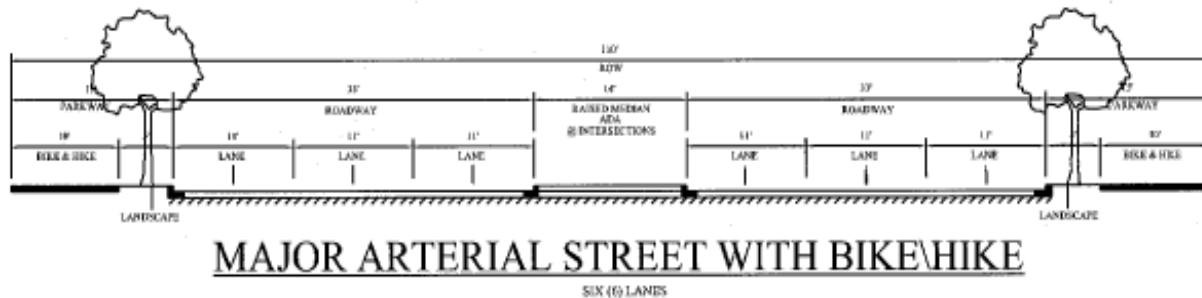


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception requests pursuant to Section 19.10.050.A. To waive the required 5' landscape parkway/buffer of the current code:

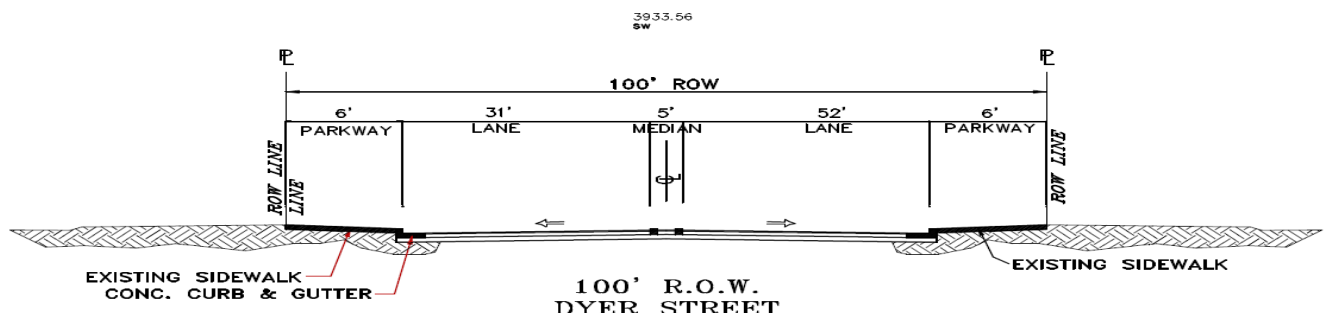
REQUIRED

Dyer is a major arterial, which requires a 10' parkway consisting of a 5' landscape buffer and a 5' sidewalk.



EXISTING

The applicant's request is to allow the existing parkway configuration to remain. The existing 6' parkway consists of a 6' sidewalk abutting the curb and does not include landscaping.



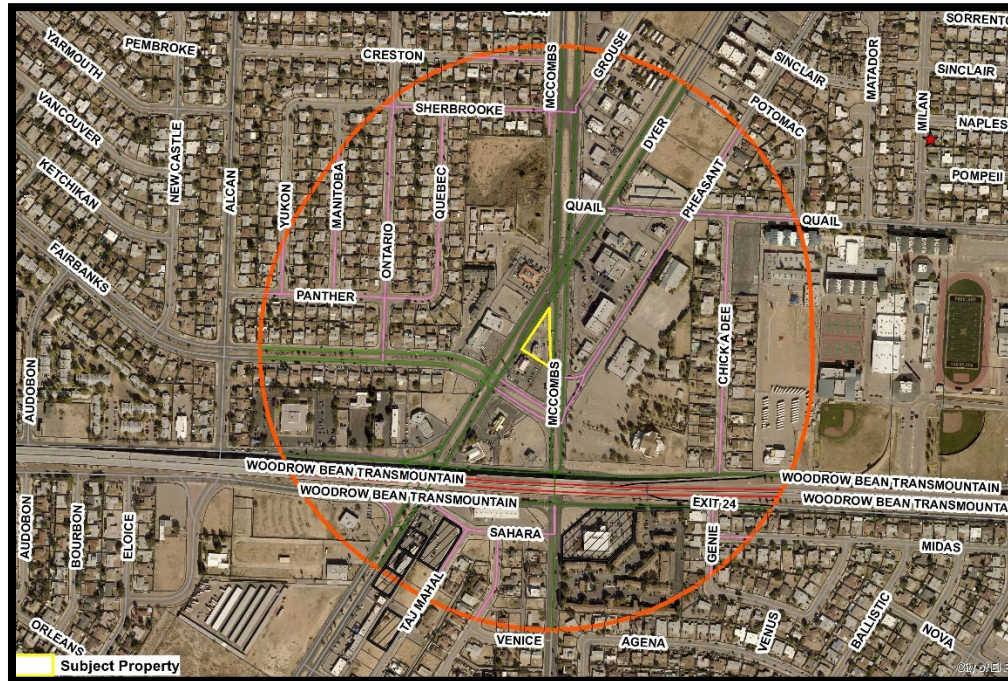
Section 19.10.050.A.1.a (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision) provides the criteria the City Plan Commission may use to evaluate an exception request from the DSC standards. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

The proposed exception request to waive the installation of a 5' landscaped parkway **does** satisfy the criteria under Section 19.10.050-A (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision). TxDot is in favor of the existing improvements and will not allow a reduction of travel lane widths, the removal of deceleration lanes, or the alteration/removal of safety features to accommodate walking paths wider than 5 ft.



GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, there is no direct paths to greens or squares proposed.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post

NEIGHBORHOOD CHARACTER: Subject property is zoned C-3 (Commercial). Properties adjacent to the subject property are zoned C-2/c (Commercial/c) and C-3 (Commercial). Surrounding land uses are commercial. The nearest park is Parkland Park (2,515 sq. ft.). The nearest school is Parkland Pre-K (965 sq. ft.). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:
Approval.

PLAT EXPIRATION:

This application will expire on **December 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

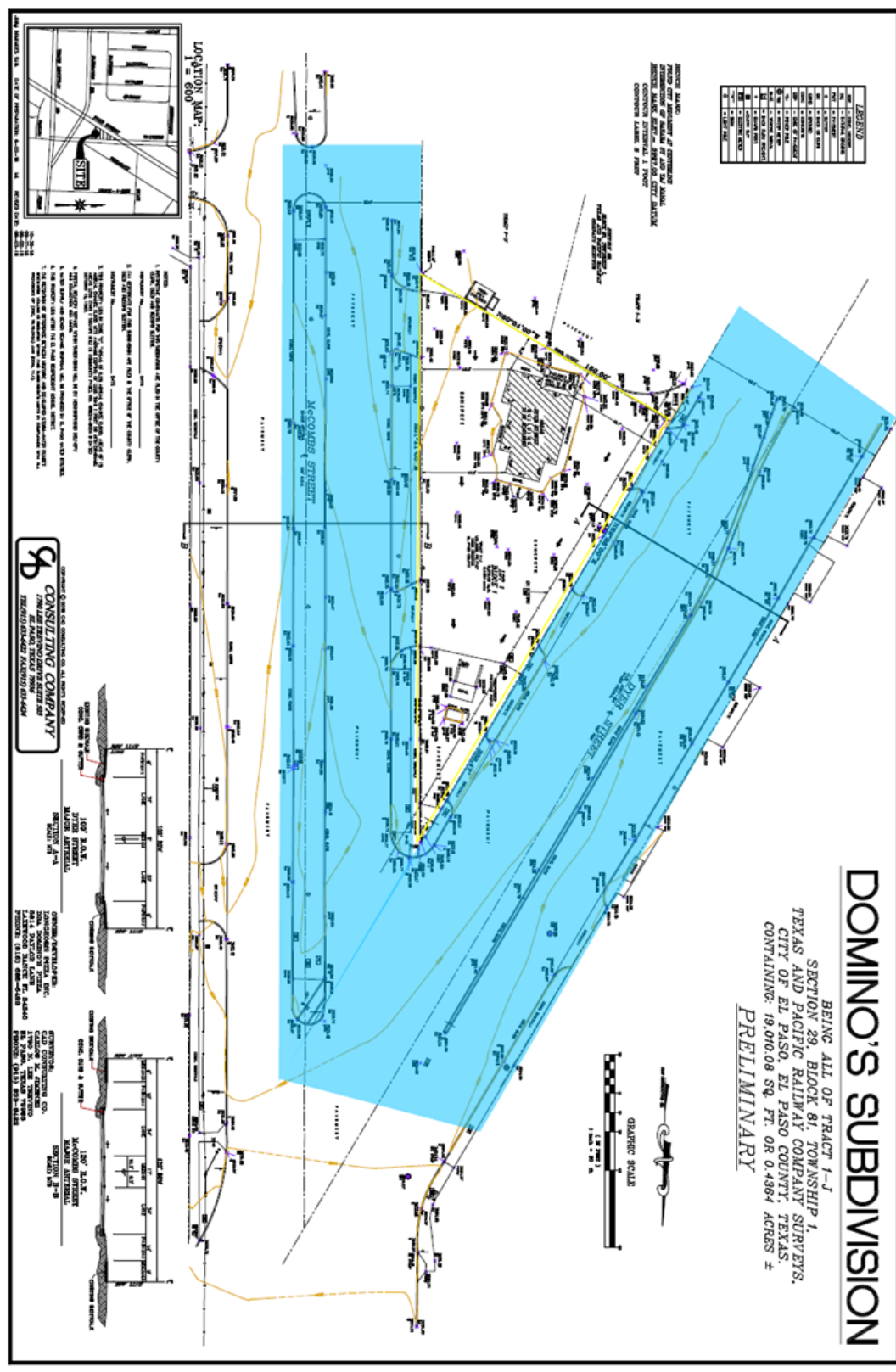
ATTACHMENTS:

1. Aerial
2. Preliminary plat
3. Final plat
4. Exception request
5. Application
6. Department Comments

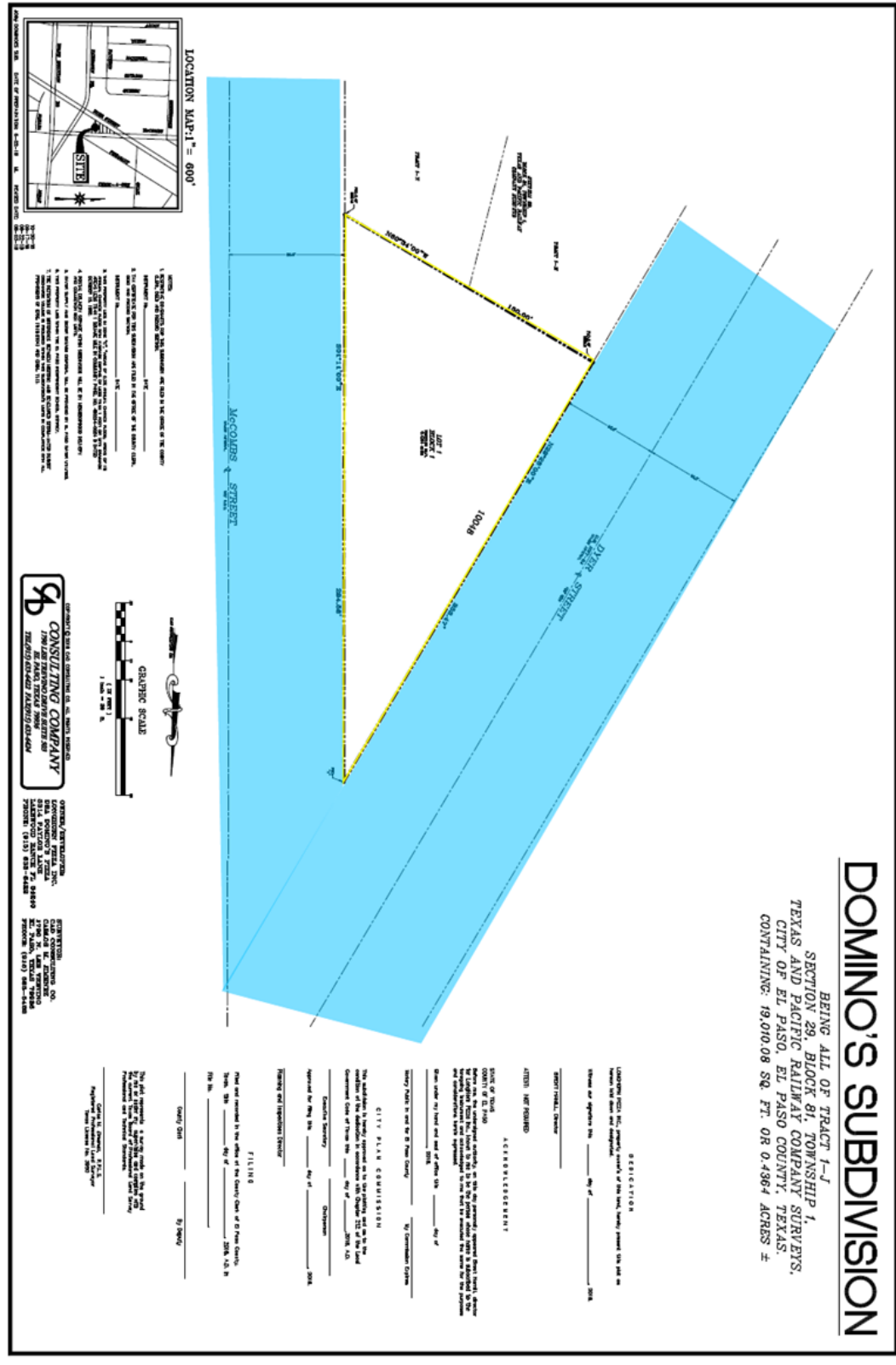
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



October 30, 2018

To: City of El Paso

This is a request for a waiver for the property on 10048 Dyer Street (Domino's Subdivision) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements. We would like to waive the existing sidewalk configuration and landscape parkway. This is because both Dyer Street and McCombs Street already has existing sidewalks, curbs and lanes and would like to be except as per Section 19.10.050.A.

If you have any questions, please call me at 633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11-15-18 FILE NO. _____

SUBDIVISION NAME: DOMINO'S SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 13, SECTION 29, BLOCK 81, TOWNSHIP 1
TEXAS & PACIFIC RAILWAY CO. SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>0.4364</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.4364</u>	_____

3. What is existing zoning of the above described property? C3 Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record LONGHORN PIZZA INC.
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAN CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.

- a. Current certified tax certificate(s)
- b. Current proof of ownership
- c. Release of access document, if applicable

Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Show delineation of proposed private pond.
2. Delineate expansion joints between sidewalks and driveways separation. Not as one monolithic slab (DSC 6-17).
3. Sidewalk ADA ramps at the intersection of Dyer and Mc Combs must be aligned to existing ramps to allow crossing Mc Combs and be in compliance with TAS standards.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have **re-reviewed** Domino's Subdivision, a major combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following "**revised**" comments:

Please note that this subdivision is zoned "C-3/" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential (general commercial) uses therefore, "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed/recorded covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then applicant shall be required to paid "Park fees" in the amount of **\$440.00** calculated as follows:

Acreage 0.4364 (rounded to two decimals) @ \$1,000.00 per acre = **\$440.00**

Please allocate generated funds under Park Zone: **NE-4**

Nearest Park: **Franklin Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the eastside of McCombs St., approximately 15-feet west of and parallel to the eastern right-of-way line of McCombs St. This water main is available for services.

There is an existing 12-inch diameter water main that extends along the Eastside of Dyer St., approximately 20-feet west of and parallel to the eastern right-of-way line of Dyer St. This water main is available for services.

EPWater records indicate one (1) 3/4-inch water service meter serving the subject property. The service address for this meter is 10048 Dyer St.

Previous water pressure from fire hydrant #3496 located on the northeast corner of the intersection of Pheasant and McCombs, has yield a static pressure of 82 (psi), a residual pressure of 80 (psi), and a discharge of 919 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along the west side of Dyer St., approximately 20-feet east of and parallel to the western right-of-way line of Dyer St. This sanitary sewer main is available for services.

General:

Dyer St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer St. right-of-way requires written permission from TxDOT.

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

SUN METRO:

No objections.

TxDOT:

We will not allow a reduction of travel lane widths, the removal of deceleration lanes, or the alteration/removal of safety features to accommodate walking paths wider than 5 ft.

We are not opposed to hike/bike paths or sidewalks wider than 5 ft. as long as there is no conflict with the above.

We will provide our review and approval of all work on TxDOT ROW.

The requestor will also need to submit Access Request Form 1058 for the use of the existing driveways and the Final Grading and Drainage plans.

FIRE DEPARTMENT:

Recommended approval.

CENTRAL APPRAISAL DISTRICT:

No objections.

ENVIRONMENTAL SERVICES:

No comments received.

911:

No comments received.